



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 034-08

MODIFICATION

1420 ALAMEDA PADRE SERRA

SEPTEMBER 4, 2008

APPEAL OF KURT MAGNESS ON BEHALF OF SMITH FAMILY TRUST ON THE ACTION BY THE STAFF HEARING OFFICER FOR 1420 ALAMEDA PADRE SERRA, APN 019-193-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00292)

The project site is currently developed with a single-family residence and one-car garage. The proposed project involves conversion of the existing garage to habitable space and the construction of an attached two-car garage for the residence. The discretionary application required for this project is a Modification to permit a portion of the new garage to be located within the required ten-foot (10') interior setback (SBMC§28.15.060).

On July 2, 2008, the Staff Hearing Officer denied the request to permit any structure within the setback, and instead approved an uncovered parking space with landscaping for that area. This is an appeal of that decision. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 28, 2008
2. Site Plans
3. Correspondence received in support of the project:
 - a. Eugene C. Johansen, Santa Barbara
4. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

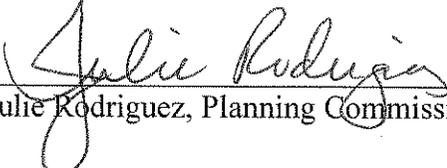
Upheld the appeal, denying the decision of the Staff Hearing Officer, unable to make the finding that a Modification to permit the garage to be located within the interior setback was necessary to secure an appropriate improvement and does not meet the purpose and intent of the ordinance, because conforming parking options exist with the following conditions:

1. The project return to the Architectural Board of Review (ABR) to reevaluate the plans for enhancing the landscaping; and
2. The applicant brings the north boundary non-conforming hedge into compliance not to exceed the 8' ordinance height maximum.

This motion was passed and adopted on the 4th day of September, 2008 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Jostes) ABSTAIN: 0 ABSENT: 1 (Jacobs)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.